IT IS HEREBY ADJUDGED and DECREED this is SO ORDERED.

Dated: January 14, 2011

SARAH S. CURLEY
U.S. Bankruptcy Judge

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10-25306

IN THE UNITED STATES BANKRUPTCY COURT

FOR THE DISTRICT OF ARIZONA

IN RE: Keith Alan McWilliams and Gracie Larue McWilliams Debtors.	No. 2:10-BK-28635-SSC Chapter 7 ORDER (Related to Docket #10)
Wells Fargo Bank, NA dba Americas Servicing Company Movant, vs. Keith Alan McWilliams and Gracie Larue McWilliams, Debtors, Dale D. Ulrich, Trustee. Respondents.	

Movant's Motion for Relief from the Automatic Stay and Notice along with the form of proposed Order Lifting Stay, having been duly served upon Respondents, Respondents' counsel and Trustee, if any, and no objection having been received, and good cause appearing therefore,

IT IS HEREBY ORDERED that all stays and injunctions, including the automatic stays imposed by U.S. Bankruptcy Code 362(a) are hereby vacated as to Movant with respect to that certain real property which is the subject of a Deed of Trust dated February 13, 2007 and recorded in the office of the Maricopa County Recorder wherein Wells Fargo Bank, NA dba Americas Servicing Company is the current beneficiary and Keith Alan McWilliams and Gracie Larue McWilliams have an interest in, further described as:

Lot 43, REPLAT OF SERRANO, according to Book 474 of Maps, Page 3, records of Maricopa County, Arizona.

IT IS FURTHER ORDERED that Movant may contact the Debtors by telephone or written correspondence regarding a potential Forbearance Agreement, Loan Modification, Refinance Agreement, or other Loan Workout/Loss Mitigation Agreement, and may enter into such agreement with Debtors. However, Movant may not enforce, or threaten to enforce, any personal liability against Debtors if Debtors' personal liability is discharged in this bankruptcy case.

IT IS FURTHER ORDERED that this Order shall remain in effect in any bankruptcy chapter to which the Debtor may convert.